

## SUMMARY

Analysis Type: **Buying**  
 Property Type: **Office**  
 Address: **605 nw 72nd ave #508**  
 Age of Property (Completion Year): **1980**  
 Gross Leasable Area: **930 sq ft**



## INCOME

	Monthly	Annually
Property Income:	\$2,100	\$25,200
Additional Income:	\$0	\$0
Property Square Footage:		
Total Estimate Gross Income (EGI):		\$24,696

## EXPENSES

Name	Monthly	Annually	%
Real Estate Taxes	\$341	\$4,092	16.57
Insurance	\$150	\$1,800	7.29
Utilities	\$	\$	
Electricity	\$	\$	
Water & Sewer	\$	\$	
Garbage	\$	\$	
Maintenance & Repair	\$	\$	
Management	\$	\$	
Payroll	\$	\$	
Advertising	\$	\$	
Office/Admin/Misc	\$	\$	
Security	\$	\$	
Reserves	\$45	\$540	2.19

Condo association fees	\$269	\$3,228	13.07
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**Total Expenses**

Monthly: \$805

Annual: \$9,660

% of Income: 39.12%

**VALUATION & CAP RATE**

Property Value or Sale Price: \$239,834

Property CAP Rate: 6.27%

**LOAN INFORMATION**

Down Payment (33.36%): \$80,000

Loan Amount (66.64%): \$159,834

Interest Rate: 7.25%

Amortization Period: 30 Years

Monthly Payment: \$1,090

Annual Debt Services: \$13,084

Debt Coverage Ratio: 1.15